

Duncanville City Council Meeting Minutes
Tuesday, May 5, 2026

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, May 5, 2026, at 4:00 PM in the Council Briefing Room at City Hall with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

Council Arriving At:

Council Absent:

EXECUTIVE SESSION

The Executive Session was called into session at 4:00 p.m. and Mayor Contreras read the item into record.

The Council closed the Executive Session at 5:52 p.m.

- A. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.
- B. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Natalie Ortiz vs the Board of Adjustment of City of Duncanville and City of Duncanville, Texas.
- C. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.
- D. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of north Main Street, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

WORK SESSION / BRIEFING

The briefing was called into session at 6:00 p.m.

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the item into the record, and Interim City Manager Abernethy reviewed each item.

2. CITY COUNCIL CALENDAR

City Secretary Chiquita Taylor reviewed the council calendar.

3. BRIEFINGS / PRESENTATIONS

- A. Provide City Council with a Briefing on the STAR Transit FY 25-26 Annual Update and FY 27 Budget Changes

Presented by Kim Britton, Deputy Executive Director with STAR Transit.

- B. Briefing to Discuss Residential Rental Registration and Inspection

Presented by Building Official Kurt Kasson.

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

The City Council convened into Regular Session in the Council Chambers at 7:00 p.m. with Mayor Contreras presiding.

Rev. Uchechukwu Aladi with Holy Spirit Catholic Church delivered the Invocation.

Mayor Contreras led the Pledge of Allegiance and Texas Pledge.

4. REPORTS

A. Mayor's Report

Mayor Contreras reported on his visit to Fairway Elementary School. He thanked the staff and Republic Services for being proactive in removing the bush after the recent storm.

B. Councilmembers' Report

Councilmember McBurnett reported on the Lions Club District 2X Convention. He reviewed upcoming events in the city and thanked Ann and Tim Perry for their service on the Arts Commission. He also congratulated Marlon Goff on being promoted to Economic Development Director and encouraged citizens to sign up for the Open Rewards app.

C. City Manager's Report

Mr. Abernethy gave an update on the brush and bulk removal and thanked the

Public Works team. He also reported on the upcoming construction on Cedar Ridge and the city maintaining its AA financial rating.

5. PROCLAMATIONS AND PRESENTATIONS

- A. National Police Week (May 11-17, 2026)

Read by Assistant Police Chief Ron Wilcots.

- B. National Small Business Week (May 3-9, 2026)

Read by Economic Development Director Marlon Goff and presented to representatives of the Duncanville Chamber of Commerce.

- C. Proclamation recognizing May 3–9, 2026, as Drinking Water Week.

Read by Director of Public Works Matt Bryant and presented to the Public Works Utilities employees.

- D. Presentation on Greater Dallas Planning Council - South Committee

Presented by Gair Abbud, Managing Director with the Greater Dallas Planning Council.

6. CITIZENS' INPUT

Barry Gordon 1751 Crescent Lane
Owner's Rep Agreement

Tai Fang Leu 434 Blueridge Dr.
Tai Fang Leu

Gary Bennett 215 Calder Ave. (email)
Stray cats

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

Agenda Items 7A and 7B were moved to individual consideration items 8E and 8F at the request of Councilmember Cherry-Brown.

- A. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Duncanville, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2026", including the adoption of an ordinance authorizing the issuance of such certificates of obligation and resolving other matters incident and related thereto.

Moved to Individual Consideration Item 8E.

- B. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Series 2026A Certificates of Obligation, including the adoption of a resolution pertaining thereto.

Moved to Individual Consideration Item 8F.

- C. Consider a Resolution authorizing the amendment to the City's policies regarding acceptance of bids and proposals associated with the acquisition of goods and services subject to competitive benefit requirements as required by Texas Government Code 252; and authorizing the Engagement, Use, and Acceptance of Electronic Bids for City Procurement

RES 2026-628

- D. Consider a Resolution for the Motor Vehicle Crime Prevention Authority (MVCPA) Grant

RES 2026-629

Councilmember Don McBurnett made a motion to approve the consent agenda, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.

No action taken.

- B. Conduct a Public Hearing and consider an Ordinance amending Ordinance No. 1215 to rename a public street, namely Shady Trail Drive, from its intersection with South Main Street to the point of intersection with Bob Lee Boulevard, to Bill Willborn Drive.

Presented by Public Works Director Matt Bryant.

Mayor Contreras opened the public hearing at 7:51 p.m.

Spoke in support: none

Spoke in opposition: none

Councilmember Don McBurnett made a motion to close the public hearing, Councilmember Jeremy Koontz seconded the motion. The vote was cast 7 for, 0

against.

The public hearing was closed at 7:52 p.m.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Jeremy Koontz seconded the motion. The vote was cast 7 for, 0 against.

ORD 2581

- C. Consider an Ordinance amending the FY 2025-26 Budget

Presented by Budget Administrator Jennifer Otey.

Councilmember Jeremy Koontz made a motion to approve the item, Councilmember Don McBurnett seconded the motion. The vote was cast 7 for, 0 against.

ORD 2582

- D. Consider a resolution authorizing the Interim City Manager to execute a non-binding Letter of Intent (LOI) with Cenzo's Pizza & Deli, LLC for a development proposal located at 100 E Wheatland Rd.

Presented by Economic Development Director Marlon Goff.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

RES 2026-630

- E. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Duncanville, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2026", including the adoption of an ordinance authorizing the issuance of such certificates of obligation and resolving other matters incident and related thereto.

Presented by the Managing Director of Fiscal Services/CFO Richard Jackson and Jason Hughes with Hilltop Securities.

Councilmember McBurnett requested Mr. Jackson review the process of the sale of the Certificates of Obligation and the Advanced Meter Infrastructure (AMI) project and its benefits. Matt Bryant assisted with the review of the AMI project.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 7 for, 0 against.

ORD 2580

- F. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Series 2026A Certificates of Obligation, including the adoption of a resolution pertaining thereto.

Presented by Richard Jackson.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Jeremy Koontz seconded the motion. The vote was cast 7 for, 0 against.

RES 2026-627

9. STAFF AND BOARD REPORTS

- A. Parks and Recreation Bi-Annual Report

Presented by Parks and Recreation Director Bart Stevenson.

- B. Public Works Semi-Annual Report

Presented by Matt Bryant and Assistant Director of Public Works Shahad Mohammad.

- C. Fairwood Place Parking Report

Presented by Assistant City Manager-Community Mark Rauscher.

- C. Board and Commissions Interview Process Options

Presented by Chiquita Taylor.

ADJOURNMENT

The meeting was adjourned at 9:31 p.m.

APPROVED:

Chiquita Taylor

CITY SECRETARY